



TOWN OF OLD SAYBROOK Planning Commission

302 Main Street
Old Saybrook, Connecticut 06475
Oldsaybrookct.gov

*Norman "Nick" Prevost, Chairman
Douglas S. McCracken, Vice Chairman
Paula S. Kay, Secretary*

*Kathleen A. Sugland
Michael K. Bender*

Alternate Members

*Megan Joufflas, Alternate
Jay Beyers, Alternate
Dennis Tulimieri Jr., Alternate*

REGULAR MEETING MINUTES HYBRID MEETING

Wednesday, April 3, 2024 at 7:00 P.M.
Town Hall, 1st Floor Conference Room
302 in Street, Old Saybrook

I. CALL TO ORDER

Chairman Nick Prevost called the meeting to order at 7:00 pm.

II. ROLL CALL

Present:

Nick Prevost, Douglas McCracken, Kathleen Sugland, Michael Bender, Megan Joufflas, Jay Beyers, Dennis Tulimieri Jr.

Absent: Paula Kay

Jay Beyers seated for Paula Kay

Staff:

Chris Costa- Town Planner
Karen Dooley- Clerk

III. REGULAR BUSINESS

A. Minutes

MOTION to approve the Meeting Minutes for March 6, 2024 with the following corrections.:
Changing the Chairman to Nick Prevost **MADE:** D. McCracken; **SECONDED:** K. Sugland; **VOTING IN FAVOR:** N. Prevost, D. McCracken, K. Sugland, M. Bender, J. Beyers; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

B. Correspondence- None

IV. NEW BUSINESS

A. A presentation was given on "Work, Live, Ride". Presenter: Tucker Salls, Desegregate CT Legislative Director

B. A presentation was given on "Transit-Oriented Communities Audit". An opportunity to Conduct a Walkability Audit for Old Saybrook was presented as well. Presenter: Haritha Subramanian, Organizer, Desegregate CT

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- C. “155 Ingham Hill Road” Request for Approval of Municipal Improvement per C.G.S. §8-24 for the Purchase of Land (12.6 ac) Assessor’s Map 51 / Lot 6, Residence AA-1 District Petitioner: Town of Old Saybrook Agent: Carl Fortuna, First Selectman

Matt Pugliese presented for First Selectman Fortuna. The town would be purchasing it as open space until a finalized plan can be decided upon. It would include a conservation easement, Temple and the Hay House.

MOTION TO APPROVE the purchase of the 12.6 acres of land in that the acquisition of this property is consistent with Implementation Action Items for Strategic Acquisition outlined in the Natural Resources Section of the 2023 Old Saybrook Plan of Conservation & Development. Policy 1a: Expand on the Preserve by identifying adjacent properties for acquisition and preservation, as well as adding to the Town’s upland open space holdings in the areas north of I-95. Policy 1c: Identify properties for acquisition that would provide connections between existing open space, critical habitat areas, and recreational greenways, including Great Cedars East and West. **MADE:** D. McCracken; **SECONDED:** K. Sugland; **VOTING IN FAVOR:** N. Prevost; D. McCracken, K. Sugland, M. Bender, J. Beyers; **OPPOSED:** None; **ABSTAINING:** None; **APPROVED:** 5-0-0.

V. COMMITTEE, REPRESENTATIVE & STAFF REPORTS

Chris Costa spoke of the need for a Housing Committee. She presented that the Planning Commission would be the ideal group to make up this Committee.

Doug McCracken presented updates on RiverCOG and Megan Jouflas presented updates on Thrive.

Chris Costa presented the extra meetings that are coming up for various projects in town. She also presented that there will be extra enforcement for adhering to the Zoning Regulations in the future.

VI. ADJOURNMENT

MOTION to Adjourn: **MADE by:** D. McCracken; **SECONDED by:** M. Bender; **IN FAVOR:** N. Prevost, D. McCracken, K. Sugland, M. Bender; J. Beyers **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0

Respectfully submitted,
Karen E. Dooley

NEXT REGULARLY SCHEDULED
HYBRID MEETING
Wednesday, April 17th at 7:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

**Check our website for dial in information and
additional meeting documents.**
[Planning Commission Webpage](#)